

**DRAFT**  
**HAMPTON PLANNING BOARD – MINUTES**  
**February 15, 2006 – 7:00 PM**

**PRESENT:** Tracy Emerick, Chairman  
Tom Higgins, Vice Chairman  
Fran McMahon, Clerk  
Cliff Pratt, Selectman  
Bob Viviano  
Bill Bilodeau, Alternate  
Donna Mercer, Alternate  
James Steffen, Town Planner

**ABSENT:** Tom Gillick  
Keith Lessard

Chairman Emerick began the meeting at 7:00 PM by introducing the Board members. Mr. Viviano led the Pledge of Allegiance to the flag.

**I. POSTPONEMENTS**

Chairman Emerick announced that the following applicants requested continuation of their applications.

6-6 ) Jean Boudreau  
Site Plan Review at  
375 Ocean Boulevard  
Map 275 Lots 8 + 25  
Owner of Record: First & Ten Property Corp  
*Jurisdiction Accepted January 4, 2006*

**MOVED** by Mr. Viviano to continue this application to the March 1st meeting of the Planning Board.

**SECOND** by Mr. Bilodeau

**VOTE: 7-0-0**

**MOTION PASSED**

6-18) Hannaford Brothers Co – Attn: Jay Lord  
Special Permit to Impact Wetlands Conservation District at  
630 Lafayette Road  
Map 126 Lots 12 + 24  
Owner of Record: Hannaford Brothers Co.

**MOVED** by Mr. Bilodeau to continue this application to the March 1, 2006 meeting of the Planning Board.

**SECOND** by Mr. Viviano

**VOTE: 6-1-0**

**MOTION PASSED**

## **II. ATTENDING TO BE HEARD**

- 6-29) Antonio Salema  
Change of Use from Retail (Vacant) to Office at  
369 Lafayette Road  
Map 175 Lot 2  
Owner of Record: Caddy Shack, LLC

Peter Saari, Casassa and Ryan, presented this application. He indicated that the space involved is approved for retail use. The applicant would like to convert this to office space.

### **BOARD**

The board asked about parking for this space and access to the office space. Existing parking will be used.

**MOVED** by Mr. Higgins to grant the change of use from retail to office space at 369 Lafayette Road, Map 175 Lot 2.

**SECOND** by Mr. Bilodeau

**VOTE: 7-0-0**

**MOTION PASSED**

- 6-26) Three LG, LLC  
Change of Use from Chiropractic Office / Rental Apartments to Insurance  
Office at  
151 Winnacunnet Road  
Map 177 Lot 39  
Owner of Record: Same

Messrs William and Robert Bean presented this application. They indicated they wanted to convert the use from a chiropractic office to an insurance office.

### **BOARD**

The Board asked for a review of the variances granted to this property. Mr. Steffen itemized those variances.

Mr. McMahon asked for clarification of the parking. There are nine parking places on site. Mr. Robert Bean indicated they didn't need any additional parking space.

The Board asked if any of the space would be for residential use. The Beans indicated there would be no residential use.

**MOVED** by Mr. Pratt to grant the change of use from a chiropractic office/rental apartments to an insurance office at 151 Winnacunnet Road, Map 177 Lot 39.

**SECOND** by Ms. Mercer

**VOTE: 7-0-0**

**MOTION PASSED**

- 6-28) Jodi Frost  
Change of Use from Retail (Vacant) to a Hair Salon at  
868 Lafayette Road  
Map 71 Lot 11  
Owner of Record: Surnek Realty Trust

Ms. Jodi Frost presented this request. She indicated she wished to change retail space to a hair salon.

**BOARD**

The Board asked for clarification of the precise location and space involved. Ms. Frost provided this clarification.

**MOVED** by Mr. Pratt to grant the change of use from retail space to a hair salon at 868 Lafayette Road, Map 71 Lot 11.

**SECOND** by Mr. McMahon

**VOTE: 7-0-0**

**MOTION**

**PASSED**

- 6-27) North Beach Investors (The Ocean Club)  
Change of Use from Machine/Elevator Rooms to Meeting Rooms/Office  
Area  
703 Ocean Boulevard.  
Map 235 Lot 9  
Owner of Record: Same

Mr. Randy Radkay, Manager of The Ocean Club, presented this request. He indicated that the original plan had been to place the elevator in the lighthouse portion of the structure. It has since been installed in another area of the building. The lighthouse section is now empty space. The food service area on the original plan is now the main entrance to the property. On the second level the reception desk will be in the lighthouse area. The current request is to have meeting/function rooms in the third and fourth floor lighthouse space. The top floor will be office space. In the process of converting the structure to a condominium form of hotel ownership, the principals do not want to designate the third, fourth and fifth floor lighthouse space as common area.

**BOARD**

Chairman Emerick asked if the function space would be available to non-owners. Mr. Radkay stated that it would.

Mr. Higgins asked why the reception area is planned for the second rather than the first floor. Mr. Radkay responded that they wished to have open space on the first floor for the entry area.

Mr. Radkay stated that the top floor of the lighthouse would be glass-enclosed. They have not finalized the lighting plan for this space.

There was discussion of parking and the use of the metered parking spaces in the area. Mr. Radkay indicated that these spaces are fully occupied only infrequently (on sunny weekends in the summer at low tide). There was discussion of the Zoning Ordinance with respect to parking requirements in that location.

Mr. Higgins asked how many condominium units would be created from this use change. Mr. Radkay stated that the first floor would be an entry area (common area). The second floor will be the reception area (common area). It will be the third, fourth and fifth floors where commercial uses are requested.

Mr. Viviano indicated that he believed this request was more than a change of use.

**MOVED** by Ms. Mercer to grant the change of use from Machine/Elevator Rooms to Meeting Rooms/Office Area on the third, fourth and fifth floors of the lighthouse space at 703 Ocean Boulevard, Map 235 Lot 9.

**SECOND** by Mr. Pratt

**VOTE: 5-2-0**

**MOTION PASSED**

### **III. CONTINUED PUBLIC HEARINGS**

Leo Pacheco  
3-lot Subdivision at  
16-23 Fielding Lane  
Map 194 Lot 10-1  
Waiver from Subdivision Regulation VII.C (Storm Drainage)  
Owner of Record: Leo Pacheco (Per Application)  
Continued from December 21, 2005

Mr. Peter Saari, Casassa and Ryan, and Mr. Joseph Coronati, Jones and Beach Engineers, presented this application. Mr. Saari indicated there was a question as to whether professional engineering review was completed. Mr. Steffen stated that engineering review was ongoing.

Mr. Pratt asked about the lot line question that was raised previously. Mr. Saari indicated that he did not believe this was an issue at this time.

Mr. Coronati stated he had met with Ambit Engineering, and he described the current status of their review.

**MOVED** by Mr. Pratt to continue this application to the March 15<sup>th</sup> meeting of the Planning Board.

**SECOND** by Mr. Viviano

**VOTE: 7-0-0**

**MOTION PASSED**

5-50) Dave Snow  
2-Lot Subdivision at  
34 Mill Pond Lane  
Map 150 Lot 2  
Owner of Record: Helen and George Snow  
***Jurisdiction Accepted December 7, 2005***

Mr. Peter Saari, Casassa and Ryan, and Mr. Joseph Coronati, Jones and Beach Engineers, presented this application. Mr. Saari reviewed the status of the application. He believes all open issues have been addressed. Jones & Beach responses to Ambit Engineering issues are satisfactory to Ambit.

## **BOARD**

Mr. Steffen reviewed the departmental review feedback and requirements. The Department of Public Works and the Fire Department had requirements for this project.

## **PUBLIC**

No comments

## **BOARD**

Mr. Viviano asked what the issues had been at the previous meeting. Mr. Steffen indicated that it was primarily a matter of departmental and engineering review.

Mr. Higgins asked what variances were granted to this project. A variance was granted from the minimum frontage requirement.

Mr. McMahon asked if Jones and Beach have addressed the comments of DPW and Fire Department. There was discussion of snow storage space. This appears to be an unresolved issue.

Mr. Pratt asked about Jones & Beach's response to the Fire Department requirement.

Mr. Coronati stated he believed the snow management issue can be worked out with the owner.

**MOVED** by Mr. Viviano to grant the 2-Lot Subdivision at 34 Mill Pond Lane, Map 150 Lot 2, Project #04070, subject to the following conditions:

- The width of the paved driveway and the spillway bridge cannot be less than 12' 6".
- The Fire Department will be provided with the engineered weight load calculations for the spillway bridge, so that it can determine if certain fire apparatus can enter the driveway.

- The owner will work out an accommodation with the Public Works Department for snow management.
- The final plans shall include the necessary grading details to allow DPW to issue a driveway permit.
- Escrow shall be established for inspection services to verify detention pond and erosion control issues.
- An impact fee in the amount of \$3,641 per dwelling unit (for a single-family home) is required when filing a building permit application.
- The final lot numbers shall be established with the Assessing office prior to recording.
- Prior to final approval, the applicant shall submit a certificate of monumentation (for all corners), final plans, recordable Mylar, and appropriate recording fees.

**SECOND** by Mr. McMahon

**VOTE: 7-0-0**

**MOTION PASSED**

#### **IV. CONSIDERATION OF MINUTES of February 1, 2006**

Page 6 – Add to motion: “Parking spaces will be marked and assigned.”

Page 10 – Add to Board discussion: ”There was discussion that there was more pavement than needed, at the expense of green space”.

Page 12 – Add to Board discussion: “There was discussion that a driveway to access the rear uplands would not be possible due to space constraints.”

**MOVED** by Mr. Bilodeau to accept the February 1, 2006 minutes as amended.

**SECOND** by Mr. Higgins

**VOTE: 5-0-2**

**MOTION PASSED**

#### **V. CORRESPONDENCE**

A Planning and Zoning Conference will be held on April 1<sup>st</sup> in Manchester if anyone is interested in attending.

#### **VI. OTHER BUSINESS**

Bond Reduction Request:

- Hampton Harbor Phase 1/Duston Avenue - They are asking that the bond be reduced to \$1,500 for the curbing and striping at the intersection of Duston Avenue and Ocean Boulevard.

**MOVED** by Mr. Higgins to grant the bond reduction request.

**SECOND** by Mr. Viviano

**VOTE: 7-0-0**

**MOTION PASSED**

- Ocean Edge Motel, 915 Ocean Boulevard

Mr. Phil Serowik was present to discuss a request for a condominium conversion and parking issues.

There was a discussion that stacked parking is not legal and a variance would be required. Higgins felt that this is a Zoning Board issue at this time.

Mr. Serowik indicated that there is ample parking on site.

After further discussion, it was determined that the parking is parallel parking and not stacked parking. The Board indicated that there is no problem with this arrangement.

**MOVED** by Mr. Viviano to adjourn

**SECOND** by Mr. Bilodeau

**VOTE:** 7-0-0

**MOTION PASSED**

Meeting adjourned at 8:03 PM.

Respectfully Submitted,  
Barbara Renaud  
Planning Board Secretary